

1. Purpose

This policy sets out how RMHS will manage water safety risks, including those from Legionella bacteria, to ensure the safety of residents, staff, and contractors in all properties owned or managed.

2. Legal and Regulatory Framework

RMHS complies with the following legislation and guidance:

- Landlord & Resident Act 1985
- The Health and Safety at Work etc. Act 1974
- The Control of Substances Hazardous to Health Regulations 2002 (COSHH)
- The Management of Health and Safety at Work Regulations 1999
- The Housing Act 2004
- Housing (Scotland) Acts 1987, 2001, 2006
- Renting Homes (Wales) Act 2016
- HSE Approved Code of Practice L8: Legionnaires' disease – The control of legionella bacteria in water systems
- HSG274 Parts 1, 2, and 3 – Technical guidance for the control of Legionella

3. Policy Statement and Approach

We are committed to ensuring that:

- Water systems in all properties are managed to prevent the growth and spread of Legionella bacteria.
- Residents and staff are protected from health risks associated with water systems.
- We identify and control water safety risks through risk assessments, monitoring, and control measures.

The Chief Executive Officer (CEO) is the designated Responsible Person for ensuring the organisation complies with this policy and meets all relevant regulatory requirements.

4. Principles

- Risk Management: All properties will be subject to Legionella risk assessments and necessary controls.
- Compliance: Full adherence to HSE guidance and legal responsibilities.
- Competence: Staff and contractors will be qualified to manage water systems safely.
- Resident Safety: Guidance will be provided to residents where necessary
- Record Keeping: Clear and up-to-date records of assessments, monitoring and remedial actions.

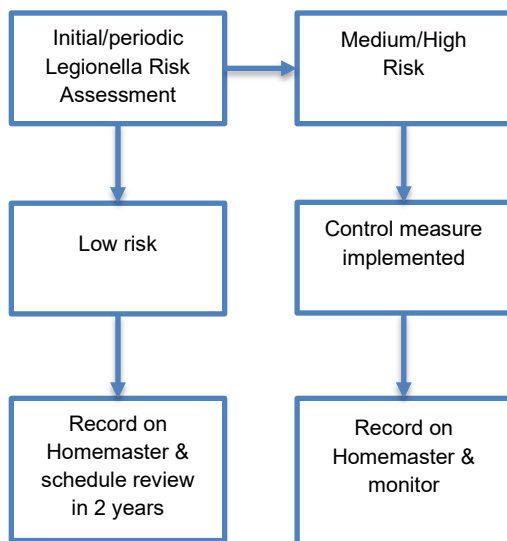
5. Operational Specifics

- A desktop Legionella risk assessment will be completed for every property and reviewed every two years or following significant change.
- Remedial actions identified in risk assessments will be prioritised and completed within specified timescales.
- Residents will be provided with information on preventing Legionella.

6. Monitoring and Record-Keeping

- All water safety risk assessments will be recorded on Homemaster.
- Risk assessments and monitoring records will be retained for at least 6 years.
- Compliance will be reviewed quarterly and reported to the Board.
- Significant issues or breaches will be reported to the Senior Team immediately.

7. Procedure (Flowchart)



8. Version Control

Version: 1.0

Review cycle: Every 3 years unless there is a significant incident or a change to regulations

Approval Date: September 2025

Review Date: September 2028